



The Long & Foster Market Minute™

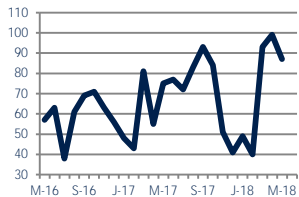
Focus On: Bethany, Fenwick, and Ocean View Housing Market

May 2018

Zip Code(s): 19930, 19944, 19970 and 19967

Units Sold

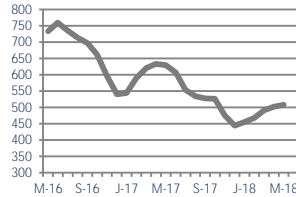
87



Up 16%
Vs. Year Ago

Active Inventory

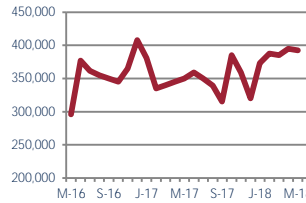
508



Down -19%
Vs. Year Ago

Median Sale Price

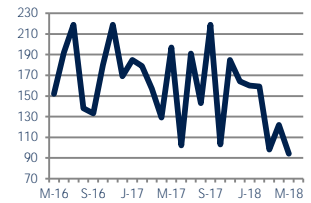
\$392,500



Up 12%
Vs. Year Ago

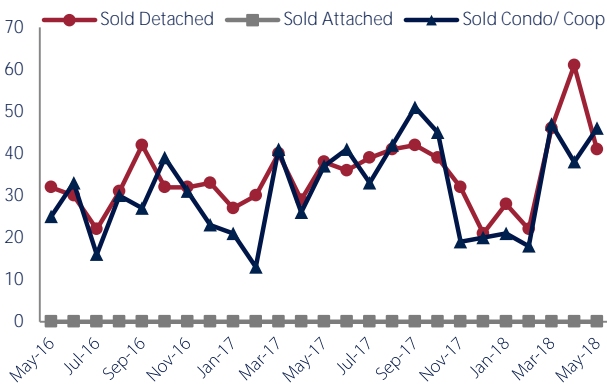
Days On Market

94



Down -52%
Vs. Year Ago

Units Sold*



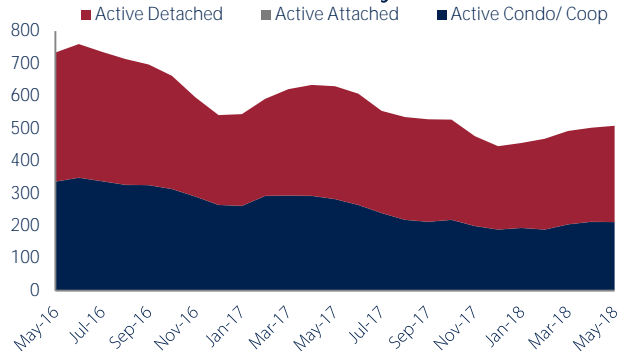
Units Sold

There was a decrease in total units sold in May, with 87 sold this month in Bethany, Fenwick, and Ocean View versus 99 last month, a decrease of 12%. This month's total units sold was higher than at this time last year, an increase of 16% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 122 units or 19%. The total number of active inventory this May was 508 compared to 630 in May 2017. This month's total of 508 is higher than the previous month's total supply of available inventory of 502, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Bethany, Fenwick, and Ocean View Homes was \$350,000. This May, the median sale price was \$392,500, an increase of 12% or \$42,500 compared to last year. The current median sold price is 1% lower than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Bethany, Fenwick, and Ocean View are defined as properties listed in zip code/s 19930, 19944, 19970 and 19967.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by SCAOR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of SCAOR or Long & Foster Real Estate, Inc.



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INTERNATIONAL REAL ESTATE



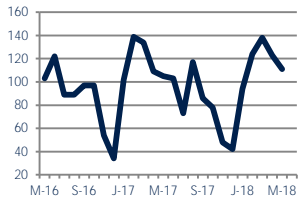
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May 2018

Zip Code(s): 19930, 19944, 19970 and 19967

New Listings

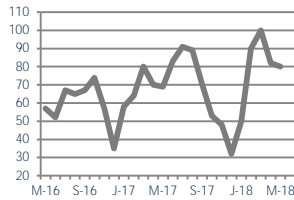
111



Up 6%
Vs. Year Ago

Current Contracts

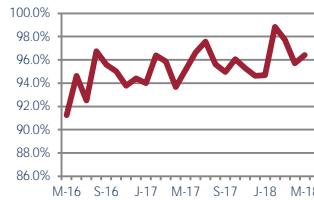
80



Up 16%
Vs. Year Ago

Sold Vs. List Price

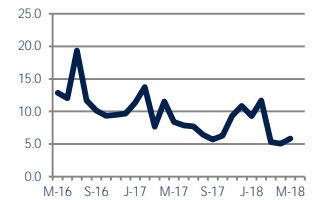
96.4%



Up 1.3%
Vs. Year Ago

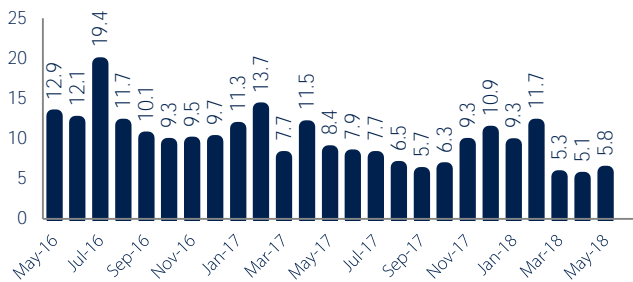
Months of Supply

5.8



Down -30%
Vs. Year Ago

Months Of Supply



Months of Supply

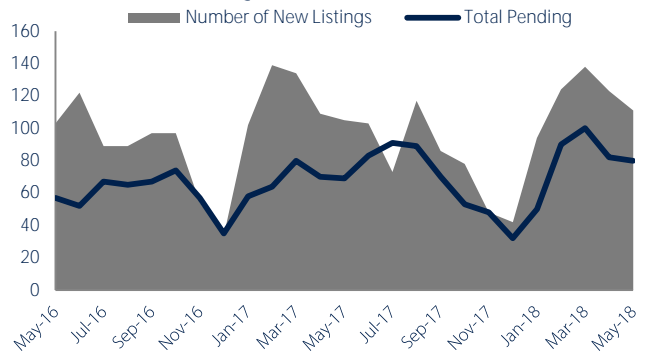
In May, there was 5.8 months of supply available in Bethany, Fenwick, and Ocean View, compared to 8.4 in May 2017. That is a decrease of 30% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

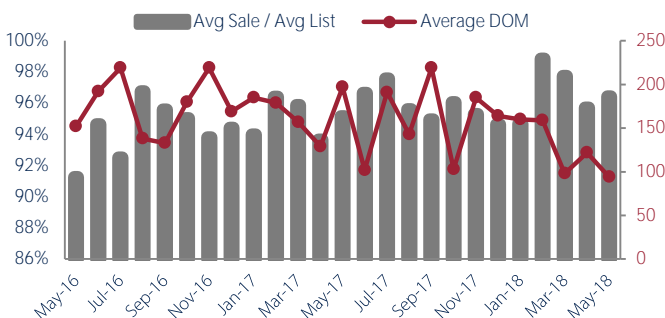
New Listings & Current Contracts

This month there were 111 homes newly listed for sale in Bethany, Fenwick, and Ocean View compared to 105 in May 2017, an increase of 6%. There were 80 current contracts pending sale this May compared to 69 a year ago. The number of current contracts is 16% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Bethany, Fenwick, and Ocean View was 96.4% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 94, lower than the average last year, which was 197, a decrease of 52%.



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